



STORM WATER

- IN ACCORDANCE WITH SECT. B3.2.2 OF CHAPT. B3 OF DCP 2014
- DISCHARGE TO STREET IN ACCORDANCE WITH A5 3500
- STORMWATER PIPES Ø100mm

STANDARD NOTES:

ALL CONSTRUCTION WILL COMPLY WITH THE BUILDING CODE OF AUSTRALIA

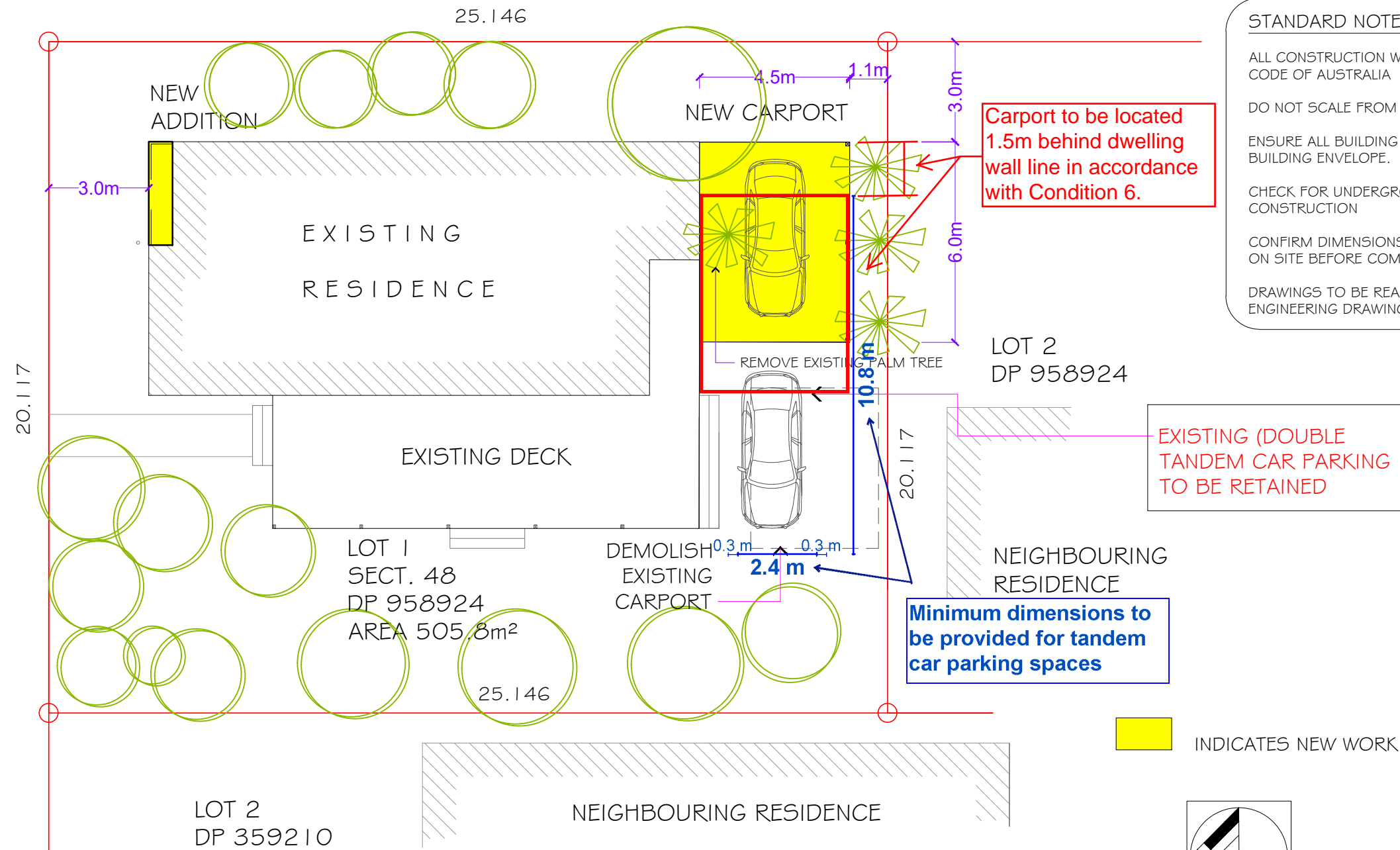
DO NOT SCALE FROM DRAWING

ENSURE ALL BUILDING CONSTRUCTION WITHIN BUILDING ENVELOPE.

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

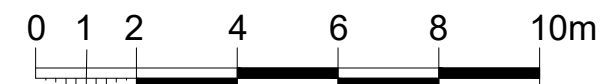
CONFIRM DIMENSIONS AND RELEVANT INFORMATION ON SITE BEFORE COMMENCING WORK.

DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS



SITE PLAN

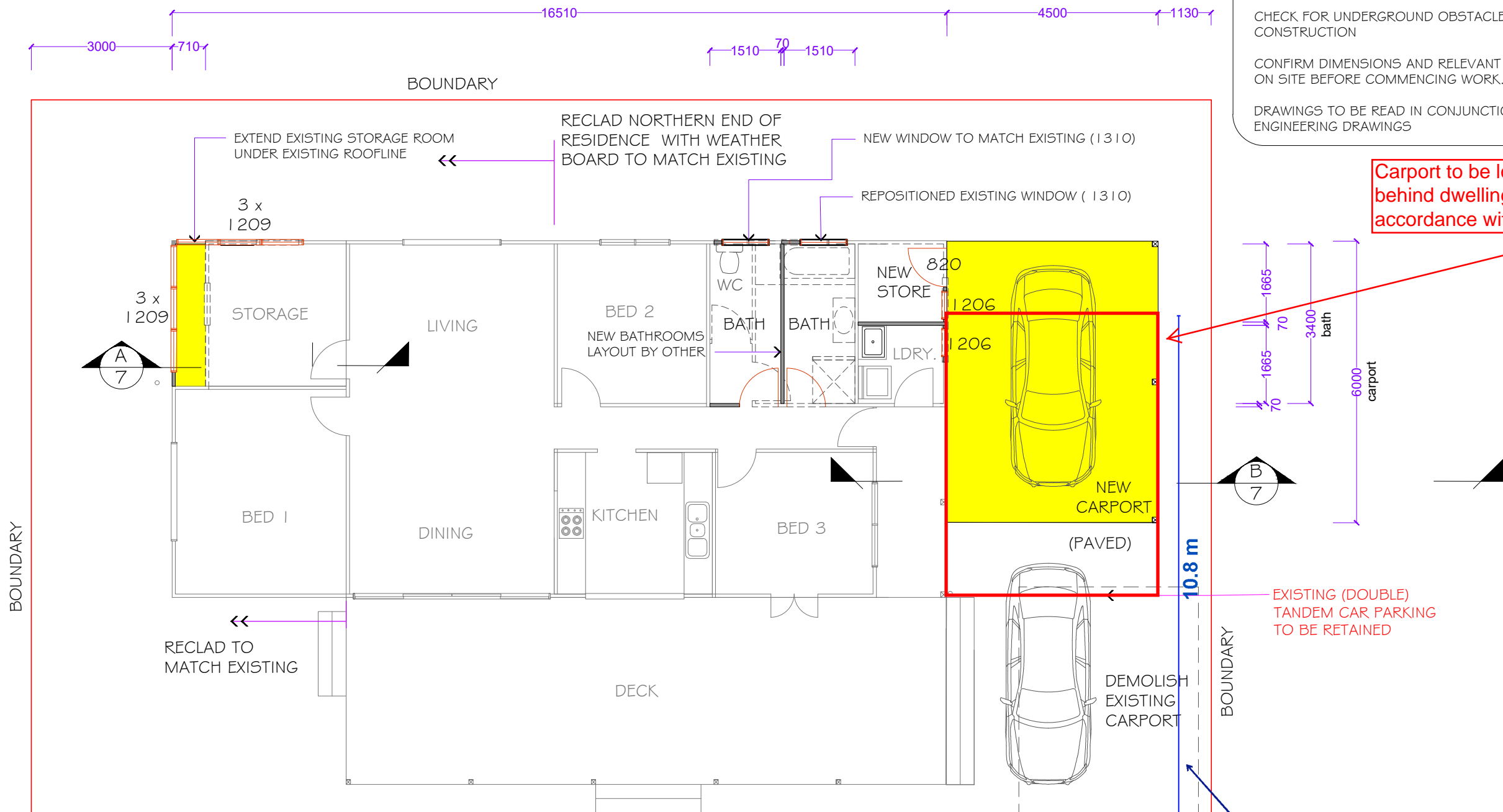
SCALE 1:150



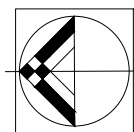
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KINGSLEY ST.

TENNYSON ST.



FLOOR AREAS	
EXISTING HOUSE	113.8 m ²
DECK	57.1 m ²
NEW ADDITION	2.1 m ²
CARPORT	27.0 m ²
TOTAL NET	115.9 m ²
SITE AREA	505.8 m ²
FLOOR SPACE RATIO	0.23



FLOOR PLAN

SCALE 1:100



SCALE 1:100

- INDICATES NEW WORK
- INDICATES EXISTING STUD WALL
- INDICATES NEW 90 TIMBER STUD WALL
- INDICATES WALL TO BE DEMOLISHED

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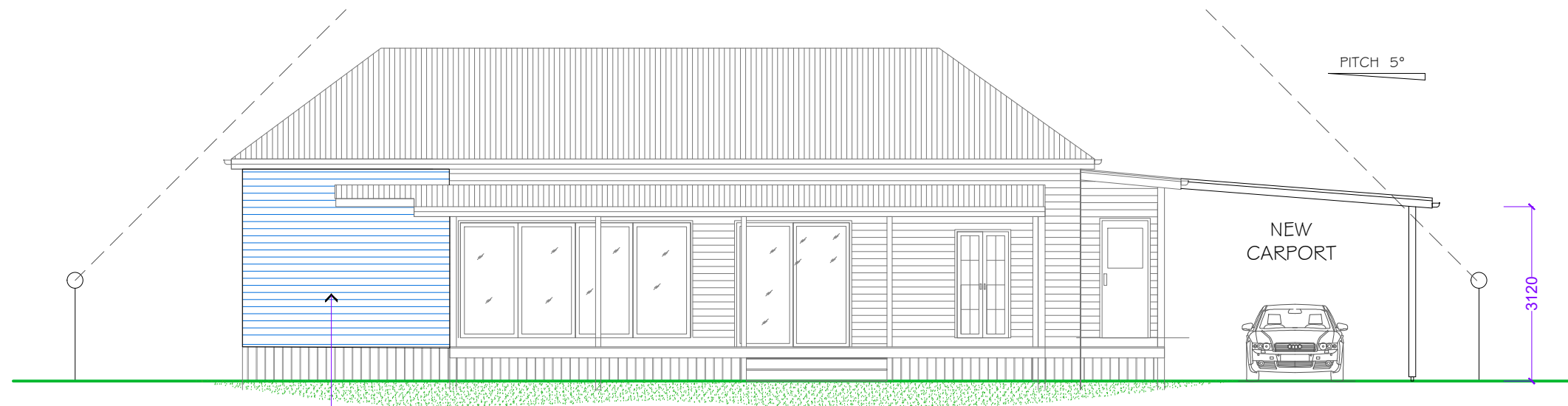
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Carport to be located 1.5m behind dwelling wall line in accordance with Condition 6.

EXISTING (DOUBLE) TANDEM CAR PARKING TO BE RETAINED

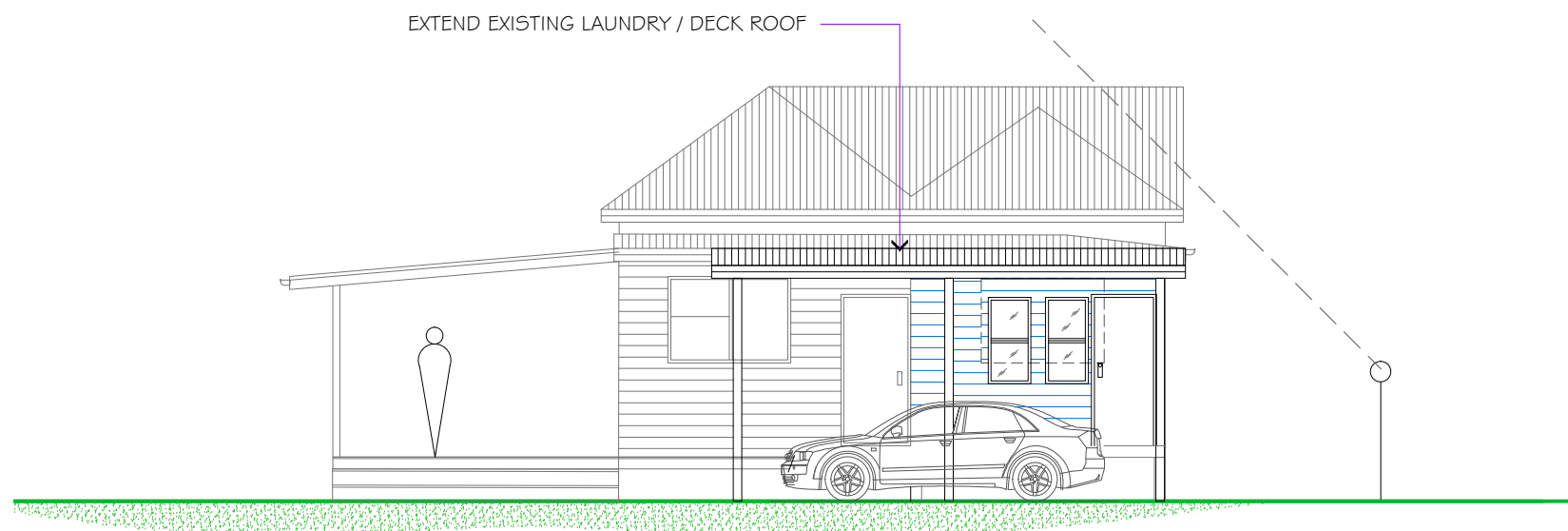
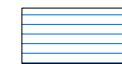
Minimum dimensions to be provided for tandem car parking spaces



WEST ELEVATION

SCALE 1:100

INDICATES NEW WEATHERBOARD
CLADDING TO MATCH EXISTING



SOUTH ELEVATION

SCALE 1:100

STANDARD NOTES:

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CODE OF AUSTRALIA

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BUILDING ENVELOPE.

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO
CONSTRUCTION

CONFIRM DIMENSIONS AND RELEVANT INFORMATION
ON SITE BEFORE COMMENCING WORK.

DRAWINGS TO BE READ IN CONJUNCTION WITH
ENGINEERING DRAWINGS

NEWADITIONS & ALTERATIONS
30 KINGSLEY ST. BYRON BAY
for MARY DICKIE

ELEVATIONS 1

Scale : 1:100 @ A3

Drwg No: 19.08.05

Rev

5 of 7

Date: MAR 2019

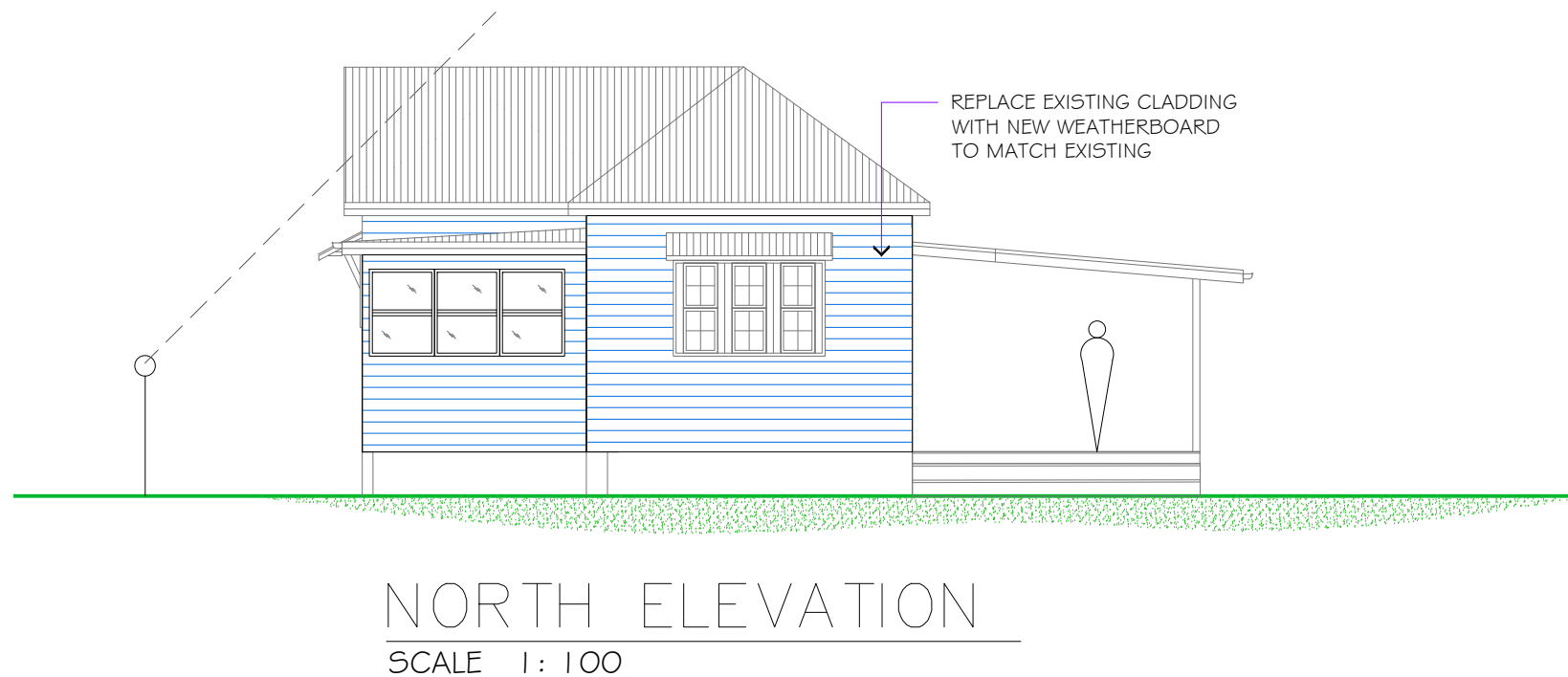
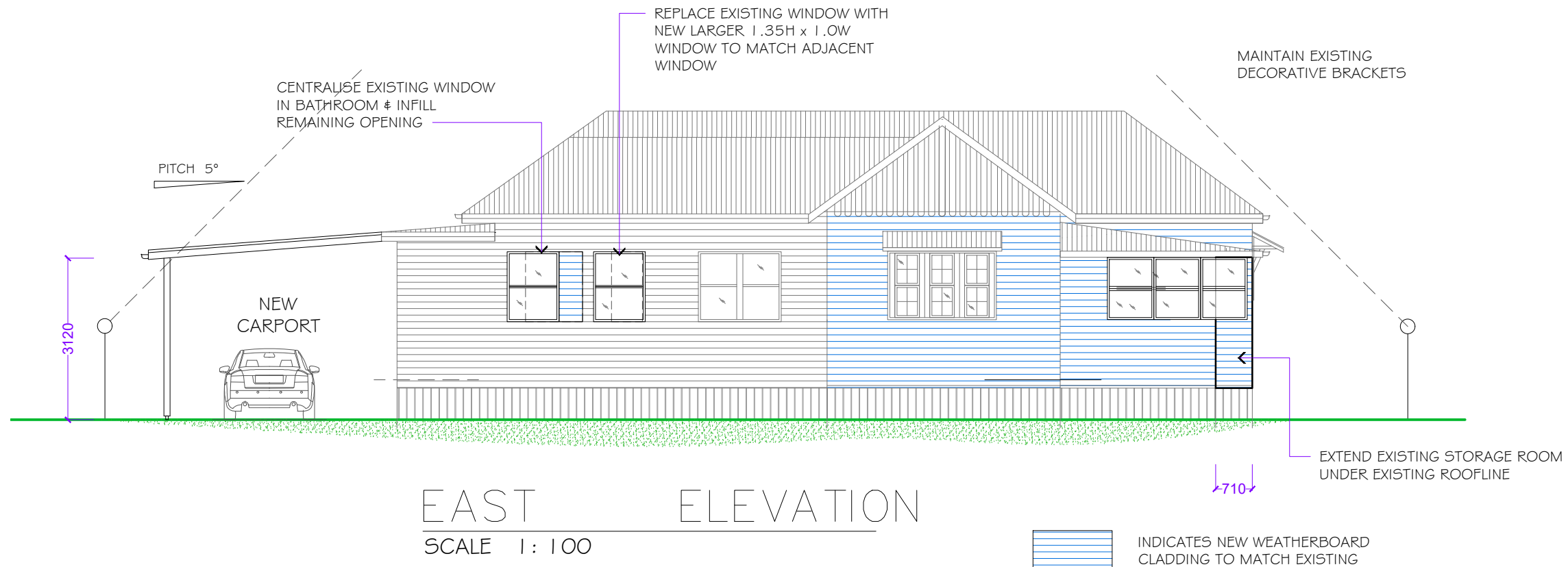
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- STANDARD NOTES:**
- ALL CONSTRUCTION WILL COMPLY WITH THE BUILDING CODE OF AUSTRALIA
 - DO NOT SCALE FROM DRAWING
 - ENSURE ALL BUILDING CONSTRUCTION WITHIN BUILDING ENVELOPE.
 - CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION
 - CONFIRM DIMENSIONS AND RELEVANT INFORMATION ON SITE BEFORE COMMENCING WORK.
 - DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS

ROOF

NO NEW ROOF STRUCTURE REQUIRED-
BUILD WITHIN EXISTING EAVE

WALLS

EXTERNAL- STUD WALL - 90 x 35 MGP 10

EXTERNAL CLADDING -
WEATHERBOARD TO MATCH EXISTING

TYPICAL EXTERNAL WALL INSULATION
REQUIREMENTS-
1 LAYER WALL BREATHER SARKING EQUAL
TO BRADFORD 'THERMOFOIL' PLUS WALL
INSULATION EQUAL TO BRAFORD 75mm
GOLD BATTS

PLASTERBOARD INTERNAL WALL LINING

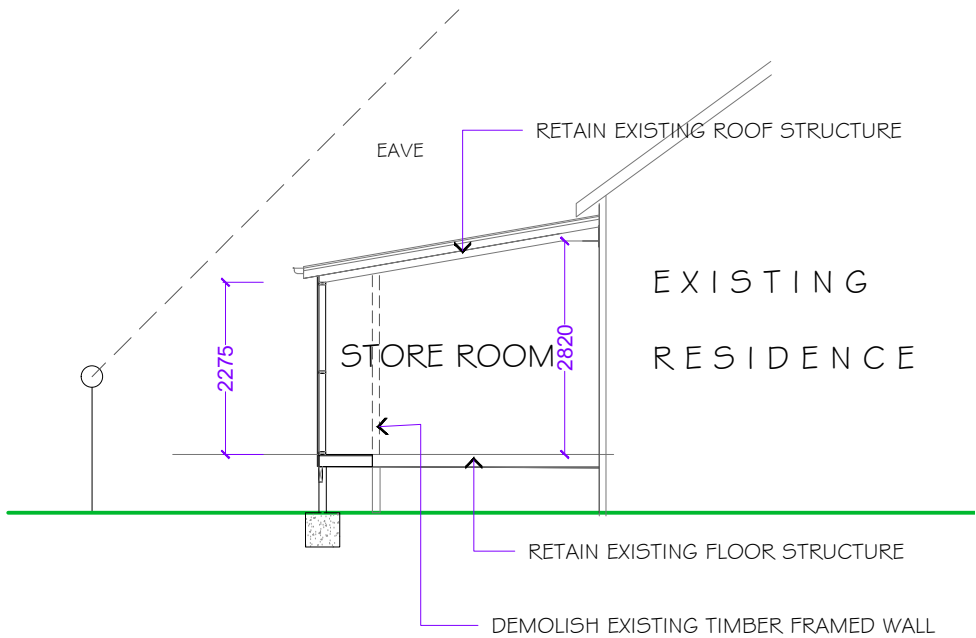
FLOOR

TIMBER FLOOR STRUCTURE-
MEMBER SIZES TO ENGRS SPECS.

HW T& G FLOOR TO MATCH EXISTING

FOOTINGS

UNI PIERS OR SIMILAR EMBEDDED INTO
CONCRETE PAD FOOTING TO ENGINEERS
SPECIFICATIONS



SECTION A
SCALE 1:100
4

NOTES

ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA 2016,
BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND
LOCAL COUNCIL REGULATIONS / APPROVALS

- AS 1684 TIMBER FRAMING CODE
- AS 2870-2011 RESIDENTIAL SLABS AND FOOTINGS
- AS 3660.1 2014 TERMITE MANAGEMENT
- AS 3500. STORMWATER DISCHARGE
- AS 3740 WATERPROOFING OF WET AREAS
- AS 2047 WINDOWS IN BUILDINGS
- INSULATION INSTALLED IN ACCORDANCE WITH BCA PART 3.12.1.1

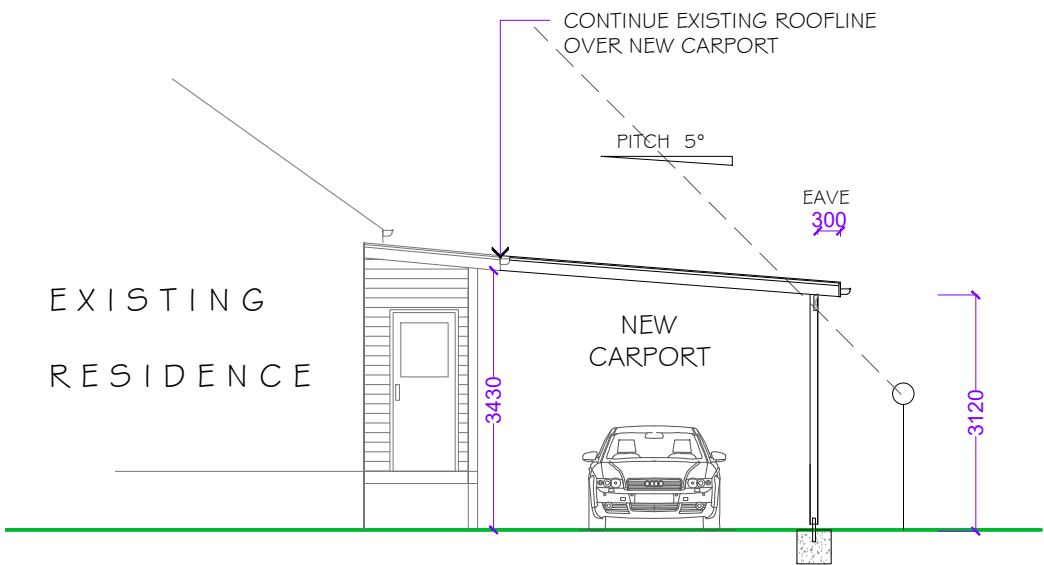
ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ CLIENT PRIOR TO
SETOUT, ORDERING OR FABRICATION OF NEW MATERIALS

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

FOOTINGS AND TIE DOWNS TO ENGINEERS SPECIFICATIONS

DO NOT SCALE FROM DRAWING

ENSURE ALL NEW CONSTRUCTION WITHIN BUILDING ENVELOPE



SECTION B
SCALE 1:100
4

CARPORT

ROOF- COLORBOND CUSTOM ORB ROOF TO
MATCH EXISTING

HW TIMBER CARPORT STRUCTURE-
MEMBER SIZES TO ENGRS SPECS.

POSTS- 100 X 100 F14

FOOTINGS- GALVANISED HD POSTS SUPPORTS
EMBEDDED INTO CONCRETE PAD FOOTING TO
ENGINEERS SPECIFICATIONS